

# **SUBDIVISION ANALYSIS**

**August 26, 2009**

**S-9-2009**

**Highbury Towns East – Phase 2 Final Plat**

**Ivory Homes**

**R-1-8 Zone**

**18 Units**

**1.6 Acres**

## **BACKGROUND**

Brad Mackay, representing Ivory Homes, is requesting final plat approval for the second phase of the Highbury Towns East Subdivision. The subject property is located north of 3100 South and east of the first phase.

## **STAFF/AGENCY COMMENTS:**

### Public Works Department:

- X Authorization required of ditch/water users for any abandonment, relocation, piping or any other modifications to existing ditches or irrigation structures.
- X Street improvements for Stockport Way and Hampstead Lane shall be installed in accordance with plan and profiles approved by the Engineering Division.
- X Revisions to plat required.
- X Flood control issues to be coordinated with Public Works.

### Utility Companies:

- X Standard Utility Easements required.

### Granger Hunter Improvement District:

- X Project is subject to all GHID requirements and design standards.

### Building Division:

- Follow recommendations outlined in the soils report.

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### Fire Department:

X Project shall meet all provisions of Fire Code relating to this type of development.

X Fire access easement required out to 3100 South.

### **ISSUES:**

- The second phase of the Highbury Towns East subdivision will consist of 18 units on 1.6 acres. This phase is consistent with the preliminary plat approved by the Planning Commission earlier this year.
- Building elevations were reviewed during the preliminary plat. In accordance with Planning Commission recommendations, Ivory has enhanced the side and rear elevations. Illustrations of these were reviewed during the study session. Buildings will use the same footprint as the original town homes. However, a rambler plan has been incorporated into the Highbury Towns East development. As stated during the first phase, Ivory believes that this option will open up opportunities for a larger demographic.
- Buildings will consist of 100% masonry materials. The architecture in this project is reflective of the craftsman style which is an American domestic style made popular in the early 1900's. Although brick is limited with this style of architecture, there are elements that will appear on the front elevation as well as the alleys. Stucco and hardi plank will comprise the other materials used in this development. Ivory is proposing three color schemes to be used to provide greater diversity between buildings.
- Staff has evaluated this project in regards to the multiple family design standards. This project meets the standards outlined in the ordinance governing architecture, color and variation. The developer will be provided a copy of these standards to make sure that all areas have been addressed. In addition, the proposed development has been reviewed and approved by Zion's Securities
- There are a number of unit types with varying square footages. Unit sizes range from 1104 to 1861 square feet. In addition, Ivory homes intends to install basements for all homes. A soils report was prepared when this area was planned for single family development. The report indicated that ground water was encountered at a depth ranging from 5-10 feet below existing grades. The finished grade elevations in this phase will be raised approximately 2-3 feet which will allow full basements to be constructed. It is staffs understanding that Ivory will install a sub-drain system to provide an extra measure of protection for new home owners.

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- All units will have a two car garage. In addition to the garage, parking will be available within the 20-foot setback in front of each town home. This phase does provide additional guest parking. Future phases will have guest parking which has been evenly dispersed throughout the community.
- Setbacks are being proposed as illustrated on the final plat. During the preliminary review, the Planning Commission recommended a 15-foot setback from 3100 South. The final plat reflects this change. The minimum setback for all driveways will be 20 feet as specified in the development agreement.
- During the preliminary review, staff discussed open space issues with the Planning Commission. The overall open space in this development has been calculated at 52%. Of this number, approximately 17.1% has been designated as functional open space. Approximately 28,000 square feet will be designated as open space in phase 2.
- Access to this phase will be gained from phase 1 to the west. Ivory will extend Stockport Way to the east, but this road will not provide any additional access for this phase. The Fire Department has reviewed the phasing plan, and believes that a secondary access out to 3100 South will suffice for the present time. The next phase will connect with Stockport Way thus providing sufficient internal access. This will allow the temporary access easements to be removed from 3100 South.
- Improvements have been installed along 3100 South. The cross section consists of a 5-foot parkstrip and 5-foot sidewalk. The parkstrip has recently been planted with lawn and trees. Portions of the trex fence have also been installed. The fence will continue to the east once the next phase is submitted.

### **STAFF ALTERNATIVES:**

- A. Grant final plat approval for the second phase of the Highbury Towns East Subdivision subject to the following conditions:
1. That the developer resolve all staff and agency concerns.
  2. That this development comply with all provisions listed in the development agreement.
  3. That the landscape plan submitted with the final plat be followed. Said landscaping plan will provide measures to ensure water conservation techniques will be used in accordance with City ordinances.
  4. That the proposed development comply with all provisions of the West Valley City Fire Department. This shall include access into and through the project.

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5. That the developer resolve any issues regarding irrigation ditches and irrigation water that may be in use.
  6. That compliance be made with Granger Hunter Improvement District, i.e., water line extensions, connections, water rights and fire protection.
  7. That the subdivision name and street names be approved by the Salt Lake County Auditor's Office.
  8. That proposed building setbacks be in accordance with the site plan reviewed as part of this application. Slight modifications can be made to other setbacks if needed in order to accommodate utilities or other infrastructure. Modifications that deviate substantially from the approved site plan shall be reviewed by the Planning Commission.
  9. That building elevations, colors and materials, be in accordance with those illustrated during the April 8, 2009 Planning Commission meeting.
- B. Continuation, in order for the developer to address issues raised during the public hearing.